

RENTON CITY COUNCIL  
Regular Meeting

June 26, 2006  
Monday, 7 p.m.

Council Chambers  
Renton City Hall

MINUTES

**CALL TO ORDER**

Mayor Kathy Keolker called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

**ROLL CALL OF  
COUNCILMEMBERS**

RANDY CORMAN, Council President; DON PERSSON; MARCIE PALMER; TERRI BRIERE; DENIS LAW; DAN CLAWSON; TONI NELSON.

**CITY STAFF IN  
ATTENDANCE**

KATHY KEOLKER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; TERRY HIGASHIYAMA, Community Services Administrator; PETER RENNER, Facilities Director; JERRY RERECICH, Recreation Director; ALEX PIETSCH, Economic Development Administrator; INTERIM CHIEF LARRY RUDE and DEPUTY CHIEF CHUCK DUFFY, Fire Department; KAREN MCFARLAND, Engineering Specialist; MARTY WINE, Assistant CAO; CHIEF KEVIN MILOSEVICH and COMMANDER CHARLES MARSALISI, Police Department.

**PROCLAMATIONS**

Parks and Recreation Month -  
July 2006

A proclamation by Mayor Keolker was read declaring the month of July 2006 to be "Parks and Recreation Month" in the City of Renton recognizing the vital contributions of employees, community partners, and volunteers who keep public parks and recreation facilities clean and safe for visitors, organize activities, provide educational programming, and advocate for accessible places for all citizens to enjoy; and encouraging all citizens to join in this special observance. MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED.

Recreation Director Jerry Rerecich accepted the proclamation along with representatives from the following groups: Renton Senior Activity Center co-ed softball team, Special Olympics softball team, T-ball program, *Damn Yankees* 2006 teen musical, Ballet program, and Renton Youth Council.

Dr Dolores J Gibbons Day -  
June 23, 2006

A proclamation by Mayor Keolker was read declaring the day of June 23, 2006, to be "Dr. Dolores J. Gibbons Day" in the City of Renton and encouraging all citizens to join in celebrating and thanking Dr. Gibbons for her outstanding service to this community. Dr. Gibbons served as the Renton School District's Superintendent for the past nine years. MOVED BY CLAWSON, SECONDED BY BRIERE, COUNCIL CONCUR IN THE PROCLAMATION. CARRIED. Mayor Keolker reported that Dr. Gibbons was presented with the proclamation at her retirement gathering on June 23.

**SPECIAL PRESENTATION**  
Fire: Valor Awards

Interim Fire Chief Larry Rude reported that four individuals are the recipients of Awards of Valor for their recent heroic acts. Facilities Director Peter Renner explained that on April 21, City of Renton nighttime custodians Sidney Goodrow and Erendida "Wendy" Rodriguez noticed a little girl running across the Sam's Club parking lot (located next to City Hall) and gave chase when they realized she was going to cross S. Grady Way. Ms. Goodrow was able to stop traffic while Ms. Rodriguez caught the girl, narrowly preventing her from being struck by a vehicle. In honor of their brave actions, Mr. Renner presented Ms. Goodrow and Ms. Rodriguez with Awards of Valor.

Interim Fire Chief Rude explained that citizens Luis Garcia and Minerva Martinez were at Gene Coulon Memorial Beach Park on May 6, and upon hearing that a two-year-old boy had become separated from his parents, began to search for him. Mr. Garcia found the boy in the water, retrieved him, and then Ms. Martinez performed mouth to mouth rescue. Interim Fire Chief Rude reported that the boy is fine. In honor of their heroic act, he presented Mr. Garcia and Ms. Martinez with Awards of Valor.

**PUBLIC HEARING**

Vacation: N 38th St, Tasca,  
VAC-06-002

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing to consider the petition to vacate a portion of unimproved N. 38th St. right-of-way, approximately 50 feet in width and 172 feet in length, located between Meadow Ave. N. and I-405; petitioner James G. Tasca.

Engineering Specialist Karen McFarland reported that 100 percent of the abutting property owners have signed the vacation petition, and the City does not have any facilities in the subject area. She relayed that the petitioner wants to use the vacated parcel in the future development of the adjacent parcels. Upon circulation of the petition to City departments and outside agencies, Ms. McFarland reported that the Development Services Division objected to the vacation due to the probable expansion of I-405.

Continuing, Ms. McFarland stated that Washington State Department of Transportation (WSDOT) staff was contacted regarding the proposed vacation. She explained that WSDOT will need to obtain rights over the east 35 feet of the subject area, but had no objection to the vacation. Of the subject 35 feet, 15 feet will be acquired for the I-405 expansion, and a subterranean easement is required over the remaining 20 feet. Ms. McFarland noted that the easement will prohibit any use of the land below the surface but allows the property owner the use of the surface of the land.

Ms. McFarland indicated that staff recommends approval of the vacation request, subject to the following conditions: The petitioner to grant a subterranean easement to WSDOT over the west 20 feet of the aforementioned 35 feet, and the petitioner to convey his interest in the remaining east 15 feet to WSDOT. If the vacation is approved, she pointed out that the petitioner must obtain an appraisal of the subject property. Staff will then submit the appraisal to Council for a determination of compensation for the property.

Public comment was invited.

Harvey Cyr, LSIT (Land Surveyor in Training), 8547 29th Ave. NW, Seattle, 98117, expressed concern that the City was placing conditions on the vacation based upon WSDOT's preliminary plans. He opined that it is highly unlikely that in their final plan, WSDOT is going to end up using the property they have requested for the I-405 expansion.

There being no further public comment, it was **MOVED BY LAW, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.**

**MOVED BY LAW, SECONDED BY PALMER, COUNCIL APPROVE THE STREET VACATION REQUEST CONTINGENT UPON STAFF'S RECOMMENDATIONS. CARRIED.**

**ADMINISTRATIVE  
REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2006 and beyond. Items noted included:

- ✱ Red, white, and blue decorations will adorn Gene Coulon Memorial Beach Park and spectacular fireworks will reflect off Lake Washington for the 2006 Freddie's Club of Renton Fabulous Fourth of July. The schedule of events kicks off mid-morning with the Chrome Classic July 4th Car Show, and culminates with a public fireworks display at 10:15 p.m.
- ✱ The City will begin construction of the roadway and infrastructure improvements in support of The Landing project in July, with construction expected to be substantially completed by September 2007.
- ✱ Over 50 Waste Management garbage trucks rolled through Renton neighborhoods last Saturday collecting everything from mattresses and furniture, to scrap wood and carpeting. This week, over 100 residents will have their appliances picked up at the curbside and recycled.

Solid Waste: Clean Sweep Program

Councilwoman Nelson noted the comments she received regarding the success of the garbage collection event last Saturday, and she thanked everyone involved for continuing the Clean Sweep program. In response to Councilman Clawson's inquiry regarding the scheduled curbside recycling of appliances, Planning/Building/Public Works Administrator Gregg Zimmerman indicated that the deadline for residents to sign up and arrange for their appliances to be picked up was last week. He offered his contact information, saying that he would find out if any after-deadline requests could be accommodated.

**CONSENT AGENDA**

Items on the consent agenda are adopted by one motion which follows the listing.

Council Meeting Minutes of 6/19/2006

Approval of Council meeting minutes of 6/19/2006. Council concur.

Plat: Ridgeview Court, Bremerton Ave NE, FP-06-012

Development Services Division recommended approval, with conditions, of the Ridgeview Court Final Plat; 20 single-family lots on 2.4 acres located at Bremerton Ave. NE (FP-06-012). Council concur. (See page 226 for resolution.)

Planning: 2005 Countywide Planning Policies Amendments

Economic Development, Neighborhoods and Strategic Planning Department recommended adoption of a resolution ratifying the 2005 amendments to the Growth Management Planning Council's Countywide Planning Policies. Council concur. (See page 226 for resolution.)

Plat: Highlands Park, Vesta Ave SE, PP-05-124

Hearing Examiner recommended approval, with conditions, of the Highlands Park Preliminary Plat; 73 single-family lots on 18.13 acres located at 115 Vesta Ave. SE (PP-05-124). Council concur.

CAG: 05-144, Benson Rd S, Dennis R Craig Construction

Transportation Systems Division submitted CAG-05-144, Benson Rd. S. (Main Ave. S. to S. 26th St.); and requested approval of the project, authorization for final pay estimate in the amount of \$121,479.87, commencement of 60-day lien period, and release of retainage in the amount of \$24,271.05 to Dennis R. Craig Construction, Inc., contractor, if all required releases are obtained. Council concur.

Transportation: Hardie Ave  
SW Improvements, WSDOT  
Grant

Transportation Systems Division recommended approval of an agreement with Washington State Department of Transportation for a \$150,000 Pedestrian and Bicycle Safety Program grant for improvements to Hardie Ave. SW (SR-900 – Hardie Ave. SW to Rainier Ave.). Council concur. (See page 226 for resolution.)

Transportation: Rainier Ave  
(4th to 2nd) Improvements,  
WSDOT Grant

Transportation Systems Division recommended approval of an agreement with Washington State Department of Transportation for a \$200,000 Pedestrian and Bicycle Safety Program grant for improvements to Rainier Ave. (S. 4th Pl. to S. 2nd St.). Council concur. (See page 226 for resolution.)

**MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL  
APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.**

### **Added**

### **CORRESPONDENCE**

Citizen Comment: Unger -  
Water Billing at Leisure  
Estates

Correspondence was read from Dick Unger, Leisure Estates Residents Association President, 201 Union Ave. SE, #208, Renton, 98059, requesting that Council oversee the water distribution system in Leisure Estates. **MOVED BY CLAWSON, SECONDED BY LAW, COUNCIL REFER THIS CORRESPONDENCE TO THE ADMINISTRATION. CARRIED.**

Councilman Clawson noted that staff will investigate the possibility of expanding the utility rate discount to those qualified residents who do not have meters.

### **UNFINISHED BUSINESS**

Planning: Highlands Area  
Redevelopment, Mayor Memo  
to Council

Mayor Keolker read a memo from herself to Renton City Councilmembers regarding the Highlands area redevelopment strategies. The memo indicated that for more than a year, the Council and Administration have worked together to explore ways to bring about a revitalization of the housing in this area. The memo noted the tools contemplated to reach that goal, the positive and negative responses by affected residents, the desire of many residents to clean up the area on their own terms, and her goal to create a safer and healthier neighborhood.

The memo asked that Council "consider the following recommendations as a way to move forward together with a vision and direction for the Highlands, an essential neighborhood of our City:

1. Property owners and residents should have the opportunity to redevelop and/or otherwise improve their own properties under zoning regulations consistent with the Center Village vision, policies, and development regulations, but without the more centralized and strategic focus provided under the Community Renewal Act. Therefore, the City will not pursue the use of eminent domain or a Designation of Blight under the State Community Renewal Act at this time.
2. To provide this opportunity, the Planning and Development Committee should devise recommendations for zoning and development standards consistent with the adopted Center Village designation and present those recommendations to the City Council upon resolution of the environmental appeal now pending before the Hearing Examiner. Should the City Council determine this can best be accomplished with the help of a citizen advisory committee, the Administration stands ready to support that effort.
3. Staff will bring map amendments related to the Highlands Subarea to the City Council for its consideration as part of the 2006 Comprehensive Plan amendment process. These amendments are likely to include adjustments

to the boundaries of the Center Village to better reflect existing and potential land uses and their relationship to the residential and retail core of the district.

4. The City will continue coordinating with the Renton Housing Authority to facilitate and foster redevelopment of the Authority's properties in the Highlands Subarea, work to disperse the concentration of low-income housing in the area, and increase the number of quality affordable housing units citywide.
5. The City will provide assistance to Highlands Subarea property owners interested in redevelopment of their own properties or in selling or partnering with private or non-profit developers, if they are so inclined.
6. The City will vigorously pursue code enforcement actions and nuisance abatement proceedings against unsafe, unhealthful, derelict, and nuisance properties to the full extent of the law.
7. Assistance and encouragement will be provided through the City's Neighborhood Program to Highlands Subarea residents and property owners interested in organizing a recognized neighborhood association to improve the quality of life in their neighborhood."

The Mayor's memo further noted why the City contemplated the use of the Community Renewal Act and the downside of not invoking the act, and her belief that attempts to involve the City in the Highlands have become so politically and emotionally charged that any use of the act at this time will not be successful. In conclusion, the memo stated, "In time, we may find that some of our original ideas will become necessary to bring about widespread improvements. At your direction, I will be happy to revisit these concepts. I want to work with the City Council to achieve a higher quality of life for residents in this area and all those impacted by it. But for now, I believe reduced City involvement is the most prudent course for us to pursue."

Councilwoman Nelson noted JoAnn Fabric's parking lot resurfacing efforts, and said the revitalization discussions have made a difference in the Highlands area, as business and home owners are making improvements.

Councilman Clawson indicated that the Mayor's memo is a good recognition of the situation. He noted the need to continue to be aware that housing rents are increasing, and to recognize that affordable housing in the Highlands is a treasure. Mr. Clawson stated that the current housing market may negatively affect that, and emphasized that the issue of affordable housing will need to be addressed in the future.

Council President Corman thanked the Mayor for her comments, saying that her tone captures a lot of the Councilmember's feelings. He stated that the City would have liked to have done more, but the reality is that there is a difference of opinion regarding how to proceed. Mr. Corman noted that momentum has occurred which is causing improvements in the Highlands. He expressed his hope that the community will rally around the Mayor's proposal and that the momentum will continue.

#### **Finance Committee**

Finance: Vouchers

Finance Committee Chair Persson presented a report recommending approval of Claim Vouchers 249441 - 249942 and two wire transfers totaling \$3,325,932.95; and approval of Payroll Vouchers 63774 - 64059, one wire transfer, and 624 direct deposits totaling \$2,049,813.16. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Human Resources: 2006  
Group Health Cooperative  
Medical Coverage Contracts

Finance Committee Chair Persson presented a report recommending concurrence in the staff recommendation to approve the annual renewal of the Group Health Cooperative medical coverage agreements as follows: LEOFF 1 (Law Enforcement Officers and Fire Fighters) employees (Contract No. 0390400); LEOFF 1 Retirees (Contract Nos. 0057500 and 4057500); and all other City of Renton covered employees (Contract No. 1162600). Funding was previously approved by Council in the 2006 Budget. The revisions are applicable to all four of the renewal contracts. As in prior years, Group Health does not send confirming contracts for signature until mid year.

The Committee further recommended that the Mayor and City Clerk be authorized to execute the contracts. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

CAG: 05-164, Henry Moses  
Aquatic Center Lighting  
Improvements, Scott's Electric  
Service

Finance Committee Chair Persson presented a report regarding the bid award for the Henry Moses Aquatic Center Lighting Improvements Project. The Committee recommended concurrence in the staff recommendation to declare T. Miller Construction's bid as non-responsive, and award the project to the second lowest bidder, Scott's Electric Service, LLC, in the amount of \$239,344.77. The Committee further recommended that the Mayor and City Clerk be authorized to sign the contract. MOVED BY PERSSON, SECONDED BY LAW, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

## **RESOLUTIONS AND ORDINANCES**

### **Resolution #3823**

Plat: Ridgeview Court,  
Bremerton Ave NE, FP-06-012

The following resolutions were presented for reading and adoption:

A resolution was read approving the Ridgeview Court Final Plat; approximately 2.4 acres located in the vicinity of 327 Bremerton Ave. NE. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

### **Resolution #3824**

Planning: 2005 Countywide  
Planning Policies Amendments

A resolution was read ratifying the amendments to the Countywide Planning Policies. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

### **Resolution #3825**

Transportation: Hardie Ave  
SW Improvements, WSDOT  
Grant

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal cooperative agreement with the Washington State Department of Transportation to accept grant funds under a highways and local program State funding agreement for the SR-900 – Hardie Ave. SW to Rainier Ave. Project, for pedestrian and bicycle improvements. MOVED BY PALMER, SECONDED BY PERSSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

### **Resolution #3826**

Transportation: Rainier Ave  
(4th to 2nd) Improvements,  
WSDOT Grant

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal cooperative agreement with the Washington State Department of Transportation to accept grant funds under a highways and local program State funding agreement for Rainier Ave. pedestrian and bicycle improvements. MOVED BY PALMER, SECONDED BY PERSSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinance was presented for second and final reading and adoption:

**Ordinance #5213**

Budget: 2006 Amendments,  
South Lake WA Infrastructure  
Improvements (The Landing)

An ordinance was read creating a budget with project appropriation set at \$24,925,587 for the South Lake Washington Infrastructure Improvements Project. MOVED BY LAW, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**ADJOURNMENT**

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL ADJOURN. CARRIED. Time: 8:03 p.m.

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Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann  
June 26, 2006